

NUMBER OF LOTS: 1  
4.55 ACRES NET  
5.00 ACRES GROSS

TRACT NO. 20431

IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, CALIFORNIA  
BEING A SUBDIVISION OF LOT 150 OF TRACT NO. 2102, IN THE CITY OF FONTANA, COUNTY OF  
SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 31, PAGES 11  
THROUGH 15 INCLUSIVE OF MAPS, RECORDS OF SAID COUNTY.

T&M SURVEYING  
AUGUST, 2022  
FOR CONDOMINIUM PURPOSES

OWNER’S STATEMENT:

WE HEREBY STATE WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD TITLE  
INTEREST IN THE LAND SUBDIVIDED AS SHOWN ON THIS MAP, AND WE CONSENT TO THE  
PREPARATION AND RECORDATION OF THIS FINAL MAP. THE REAL PROPERTY DESCRIBED  
BELOW IS DEDICATED FOR PUBLIC PURPOSES:

AN EASEMENT FOR PUBLIC ROADS, COUNTY HIGHWAYS, AND PUBLIC UTILITY PURPOSES IN,  
UNDER, OVER, THROUGH, AND ACROSS CHERRY AVENUE AS SHOWN ON THE ANNEXED  
MAP.

AN EASEMENT FOR EMERGENCY ACCESS PURPOSES AS DELINEATED ON SAID MAP.

WE ALSO HEREBY RESERVE TO OURSELVES, OUR HEIRS AND ASSIGNS, AN EASEMENT FOR  
PUBLIC UTILITY AND INGRESS, EGRESS PURPOSES AS DELINEATED ON SAID MAP.

OWNER: CHERRY VILLAGE INLAND, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

BENEFICIARY STATEMENT

CALCON MUTUAL MORTGAGE, LLC, BENEFICIARY UNDER DEED OF TRUST RECORDED NOVEMBER  
3, 2021 AS RECORDING NUMBER 2021-0497899, OF OFFICIAL RECORDS

BY: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

AUDITOR-CONTROLLER/TREASURER/TAX COLLECTOR’S CERTIFICATE:

I DO HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THE OFFICE, AS OF THIS  
DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN UPON THIS MAP FOR  
UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS  
COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE.

ESTIMATED TO BE \$ \_\_\_\_\_

ENSEN MASON, AUDITOR-CONTROLLER/  
TREASURER/TAX COLLECTOR  
SAN BERNARDINO COUNTY

DATED \_\_\_\_\_ BY: \_\_\_\_\_ DEPUTY

SIGNATURE OMISSIONS:

PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(A) OF THE SUBDIVISION MAP ACT THE  
FOLLOWING SIGNATURES HAVE/HAS BEEN OMITTED AS THEIR INTERESTS CANNOT RIPEN INTO FEE:

EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, GRANTED TO PAUL D. NEWMAN AND ALBINA A.  
NEWMAN, HUSBAND AND WIFE AS JOINT TENANTS, RECORDED SEPTEMBER 27, 1944, IN BOOK 1713  
PAGE 198 OF OFFICIAL RECORDS

RIGHT OF WAY OVER, THROUGH AND UNDER PROPERTY HEREIN DESCRIBED FOR THE PURPOSES OF  
IRRIGATING THE SOUTH 1/2 OF SAID LOT 150, AS RESERVED IN THE DEED FROM PAUL D. NEWMAN  
AND ALBINA A. NEWMAN, HUSBAND AND WIFE TO WILBERT A. CASHMAN, A MARRIED MAN, RECORDED  
AUGUST 15, 1946, IN BOOK 1946 PAGE 310 OF OFFICIAL RECORDS


EASEMENT FOR PUBLIC UTILITIES PURPOSES, GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY,  
RECORDED OCTOBER 16, 1956, RECORDING NO. 1956-387, IN BOOK 4065 PAGE 80 OF OFFICIAL  
RECORDS

EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, GRANTED TO FONTANA LAND COMPANY,  
RECORDED JULY 29, 1933, RECORDED IN BOOK 702, PAGE 156 OF OFFICIAL RECORDS

EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES, GRANTED TO W.E. BLANKENSHIP AND JULIA  
BLANKENSHIP, A HUSBAND AND WIFE, RECORDED FEBRUARY 18, 1932, IN BOOK 805 PAGE 29 OF  
OFFICIAL RECORDS

SURVEYOR’S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD  
SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND  
LOCAL ORDINANCE AT THE REQUEST OF MOHAMMAD MONSHIZADEH ON AUGUST 15, 2022.  
I HEREBY STATE THAT ALL THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER  
AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS  
WITHIN TWELVE (12) MONTHS OF MAP RECORDATION IN COMPLIANCE WITH SECTION 66495  
AND 66496 OF THE SUBDIVISION MAP ACT, AND THAT THE MONUMENTS ARE, OR WILL BE,  
SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP  
SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

  
\_\_\_\_\_  
TY E. THOMAS  
P.L.S. 9309

9/25/2024  
DATE



CITY ENGINEER’S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF TRACT NO. 20431, THAT THE  
SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE  
TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL PROVISIONS OF  
THE SUBDIVISION MAP ACT AND ARTICLES I THROUGH III, CHAPTER 26, CODE OF THE CITY  
OF FONTANA HAVE BEEN COMPLETED.

DATED \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
GIA LAM KIM, CITY ENGINEER  
RCE 62296  
CITY OF FONTANA

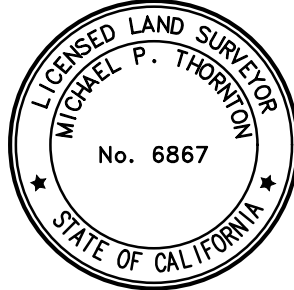


CITY LAND SURVEYOR’S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP OF TRACT NO. 20431 CONSISTING OF  
4 SHEETS; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATED \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
MICHAEL P. THORNTON, CITY LAND SURVEYOR  
PLS 6867  
CITY OF FONTANA



CITY OFFICIAL’S STATEMENT

AT REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF FONTANA, STATE OF CALIFORNIA,  
HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_, THE SAID CITY COUNCIL  
APPROVED ON BEHALF OF THE CITY OF FONTANA THIS MAP OF TRACT NO. 20431 AND  
ACCEPTED THE FOREGOING DEDICATIONS IN ACCORDANCE WITH THE CITY OF FONTANA  
STANDARDS.

THIS PROCEDURE IS THE TRUE AND COMPLETE PROCEDURE APPROVED BY THE CITY COUNCIL ON  
THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_.

ATTEST:

\_\_\_\_\_  
GERMAINE KEY, CITY CLERK, CITY OF FONTANA

\_\_\_\_\_  
GERMAINE KEY  
CITY CLERK, CITY OF FONTANA

\_\_\_\_\_  
ACQUANETTA WARREN  
MAYOR, CITY OF FONTANA

BOARD OF SUPERVISOR’S CERTIFICATE:

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ \_\_\_\_\_ HAS  
BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF SAN BERNARDINO  
COUNTY, STATE OF CALIFORNIA, CONDITIONED UPON PAYMENT OF ALL TAXES, (STATE,  
COUNTY, MUNICIPAL OR LOCAL) AND ALL SPECIAL ASSESSMENTS, COLLECTED AS TAXES,  
WHICH AT THE TIME OF THE FILING OF THIS MAP WITH THE SAN BERNARDINO COUNTY  
ASSESSOR-RECORDER-COUNTY CLERK, ARE A LIEN AGAINST SAID PROPERTY, BUT NOT YET  
PAYABLE; AND THAT THE SUBDIVIDER HAS FILED WITH ME A CERTIFICATE BY THE PROPER  
OFFICER GIVING HIS ESTIMATE OF THE AMOUNT OF SAID TAXES AND SPECIAL  
ASSESSMENTS; AND SAID BOND IS HEREBY ACCEPTED.

\_\_\_\_\_  
LYNNA MONELL  
CLERK OF THE BOARD OF SUPERVISORS  
SAN BERNARDINO COUNTY

DATED \_\_\_\_\_ BY: \_\_\_\_\_ DEPUTY

SAN BERNARDINO COUNTY RECORDER’S CERTIFICATE

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER

\_\_\_\_\_, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT  
\_\_\_\_\_.M. IN BOOK \_\_\_\_ OF TRACT MAPS AT PAGE \_\_\_\_\_,  
AT THE REQUEST OF \_\_\_\_\_,  
IN THE AMOUNT OF \$ \_\_\_\_\_.

\_\_\_\_\_  
CHRIS WILHITE  
ASSESSOR-RECORDER-COUNTY CLERK  
SAN BERNARDINO COUNTY

BY: \_\_\_\_\_  
DEPUTY RECORDER

NUMBER OF LOTS: 1  
4.55 ACRES NET  
5.00 ACRES GROSS

TRACT NO. 20431

IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, CALIFORNIA  
BEING A SUBDIVISION OF LOT 150 OF TRACT NO. 2102, IN THE CITY OF FONTANA, COUNTY OF  
SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 31, PAGES 11  
THROUGH 15 INCLUSIVE OF MAPS, RECORDS OF SAID COUNTY.

T&M SURVEYING

AUGUST, 2022

FOR CONDOMINIUM PURPOSES

NOTARY ACKNOWLEDGEMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE  
IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS  
ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF \_\_\_\_\_

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC,

PERSONALLY APPEARED \_\_\_\_\_, WHO PROVED TO ME ON THE BASIS  
OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED  
TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED  
THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR  
SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF  
WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA  
THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
NAME PRINTED

MY COMMISSION EXPIRES: \_\_\_\_\_ COMMISSION NO. \_\_\_\_\_

MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_ COUNTY.

NOTARY ACKNOWLEDGEMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE  
IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS  
ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF \_\_\_\_\_

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC,

PERSONALLY APPEARED \_\_\_\_\_, WHO PROVED TO ME ON THE BASIS  
OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED  
TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED  
THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR  
SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF  
WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA  
THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
NAME PRINTED

MY COMMISSION EXPIRES: \_\_\_\_\_ COMMISSION NO. \_\_\_\_\_

MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_ COUNTY.

NOTARY ACKNOWLEDGEMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE  
IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS  
ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF \_\_\_\_\_

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC,

PERSONALLY APPEARED \_\_\_\_\_, WHO PROVED TO ME ON THE BASIS  
OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED  
TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED  
THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR  
SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF  
WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA  
THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
NAME PRINTED

MY COMMISSION EXPIRES: \_\_\_\_\_ COMMISSION NO. \_\_\_\_\_

MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_ COUNTY.

NOTARY ACKNOWLEDGEMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE  
IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS  
ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF \_\_\_\_\_

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC,

PERSONALLY APPEARED \_\_\_\_\_, WHO PROVED TO ME ON THE BASIS  
OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED  
TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED  
THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR  
SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF  
WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA  
THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
NAME PRINTED

MY COMMISSION EXPIRES: \_\_\_\_\_ COMMISSION NO. \_\_\_\_\_

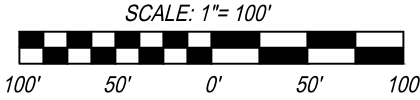
MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_ COUNTY.



1"=100'

SHEET 3 OF 4 SHEETS

SEE SHEET 4 FOR  
EASEMENT LOCATIONS



LEGEND

- FOUND AS NOTED
- SET 1" IRON PIPE TAGGED 9309
- ( ) INDICATES RECORD DATA

TRACT NO. 20431

IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF LOT 150 OF TRACT NO. 2102, IN THE CITY OF FONTANA, COUNTY OF  
SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 31, PAGES 11  
THROUGH 15 INCLUSIVE OF MAPS, RECORDS OF SAID COUNTY.

T&M SURVEYING  
AUGUST, 2022  
FOR CONDOMINIUM PURPOSES

MONUMENT NOTES

- 1

SFN, ESTAB. BY INTERSECTION, HOLDING RECORD ANGLE FROM CHERRY AVE. PER RS 08-047 135/5
- 2

SFN, ESTAB. BY PRORATION
- 3

FD 1" I.P. TAGGED "S.B.CO. SURVEY" TAG, FLUSH, PER C.S.F.B. 4015/1059, ACCEPTED AS  $\phi$  INTERSECTION FOOTHILL BOULEVARD & CHERRY AVENUE
- 4

FD 1" I.P. TAGGED "S.B.CO. SURVEY" TAG, FLUSH, PER C.S.F.B. 4015/1036, ACCEPTED AS  $\phi$  INTERSECTION CHERRY AVENUE & VINE STREET
- 5

FD NAIL, NO REF., ACCEPTED AS  $\phi$  INTERSECTION CHERRY AVENUE & ARROW ROUTE
- 6

FD 1" I.P. TAGGED "S.B.CO. SURVEY" TAG, FLUSH, PER C.S.F.B. 4015/1063, ACCEPTED AS  $\phi$  INTERSECTION ALMOND AVENUE & ARROW ROUTE
- 7

FD 1" I.P. AND PLUG TAGGED "LS 4730" TAG, PER TRACT NO. 15785 MB 267/99-101, ACCEPTED AS  $\phi$  INTERSECTION ALMOND AVENUE & UPAS COURT
- 8

FD 1" I.P. AND PLUG TAGGED "LS 4730" TAG, PER TRACT NO. 15785 MB 267/99-101, ACCEPTED AS  $\phi$  INTERSECTION ALMOND AVENUE & OWEN STREET
- 9

FD 1" I.P. TAGGED "LS 4730" TAG, DOWN 0.25', PER R3, ACCEPTED AS  $\phi$  INTERSECTION ALMOND AVENUE & IVY AVENUE
- 10

FD 1" I.P. TAGGED "R.C.E. NO. 9101" TAG, DOWN 0.25', PER R2, ACCEPTED AS  $\phi$  INTERSECTION ALMOND AVENUE & CHESEBRO COURT
- 11

FD 1" I.P. TAGGED "R.C.E. NO. 9101" TAG, DOWN 0.25', PER R2, ACCEPTED AS  $\phi$  CHESEBRO COURT
- 12

FD 1" I.P. TAGGED "LS 4730" TAG, DOWN 0.25', PER R3, ACCEPTED AS  $\phi$  IVY AVENUE
- 13

FD 1" I.P. TAGGED "LS 5613" TAG, PER RS 08-047 135/5, ACCEPTED AS SW CORNER LOT 145
- 14

FD 1" I.P. TAGGED "S.B.C.O SURVEY" TAG, NO REF.

ABBREVIATIONS

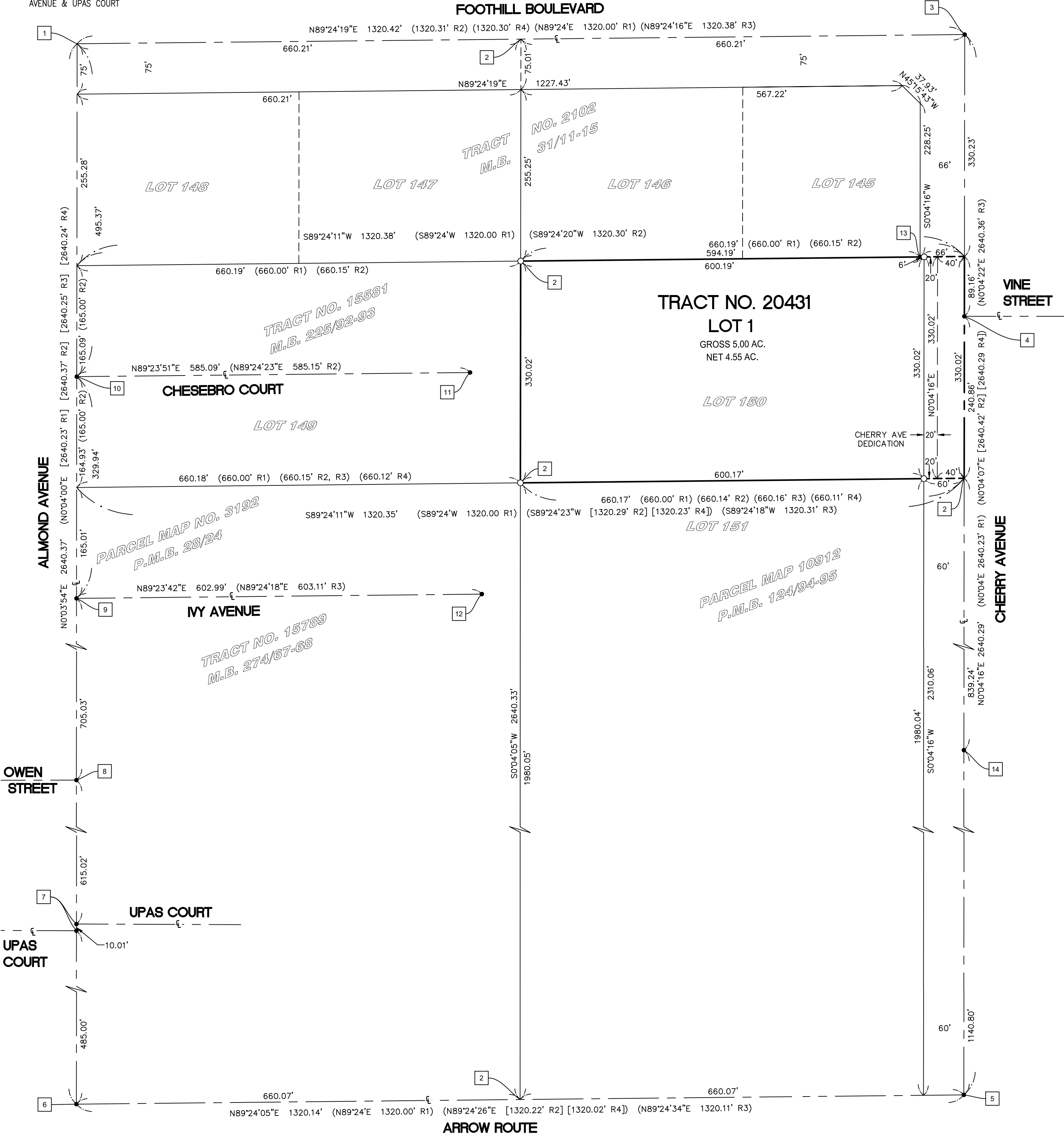
FD.	FOUND
SFN.	SEARCHED, FOUND NOTHING
ESTAB.	ESTABLISHED
INT.	INTERSECTION
REF.	REFERENCE
ILLEG.	ILLEGIBLE
PROP.	PROPORTION
CL	CENTERLINE
N'LY	NORTHERLY
S'LY	EASTERLY
W'LY	WESTERLY
E'LY	EASTERLY
RAD	RADIAL BEARING
RS	RECORD OF SURVEY

BASIS OF BEARINGS

THE CENTERLINE OF FOOTHILL BOULEVARD BEING NORTH 89°24'19" EAST PER TRACT NO. 15581, M.B. 255/92-93, WAS TAKEN AS THE BASIS OF BEARING FOR THIS SURVEY.

REFERENCE NOTES

- R1 FONTANA ARROW ROUTE TRACT NO. 2102, M.B. 31/11-15  
R2 TRACT NO. 15581, M.B. 255/92-93  
R3 TRACT NO 15789 M.B. 274/67-68  
R4 PARCEL MAP NO. 3192, P.M.B. 28/24



1"=40'

# TRACT NO. 20431

IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF LOT 150 OF TRACT NO. 2102, IN THE CITY OF FONTANA, COUNTY OF  
SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 31, PAGES 11  
THROUGH 15 INCLUSIVE OF MAPS, RECORDS OF SAID COUNTY.

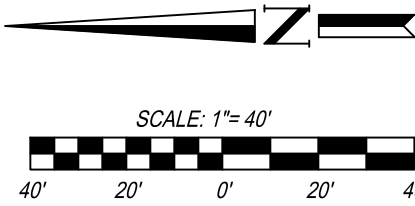
T&M SURVEYING

AUGUST, 2022

FOR CONDOMINIUM PURPOSES

SHEET 4 OF 4 SHEETS

SEE SHEET 3 FOR  
BASIS OF BEARINGS  
REFERENCE NOTES  
MONUMENT NOTES  
ABBREVIATIONS



## EXISTING EASEMENTS

- EASEMENT FOR ROADWAY PURPOSES, GRANTED TO COUNTY OF SAN BERNARDINO, RECORDED SEPTEMBER 30, 1955. RECORDING NO. 1955-453, IN BOOK 3752 PAGE 597 OF OFFICIAL RECORDS
- EASEMENT FOR HIGHWAY AND ROADWAY, GRANTED TO COUNTY OF SAN BERNARDINO, RECORDED JULY 12, 2007, RECORDING NO: 2007-410654 OFFICIAL RECORDS
- RIGHT OF WAY OVER, THROUGH AND UNDER PROPERTY HEREIN DESCRIBED FOR THE PURPOSES OF IRRIGATING THE SOUTH 1/2 OF SAID LOT 150, AS RESERVED IN THE DEED FROM PAUL D. NEWMAN AND ALBINA A. NEWMAN, HUSBAND AND WIFE TO WILBERT A. CASHMAN, A MARRIED MAN, RECORDED AUGUST 15, 1946, IN BOOK 1946 PAGE 310 OF OFFICIAL RECORDS
- EASEMENT FOR PUBLIC UTILITIES PURPOSES, GRANTED TO COUNTY OF SAN BERNARDINO, RECORDED SEPTEMBER 30, 1955, RECORDING NO. 1955-444, IN BOOK 3752, PAGE 597 OF OFFICIAL RECORDS
- EASEMENT FOR PUBLIC UTILITIES PURPOSES, GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED OCTOBER 16, 1956, RECORDING NO. 1956-387, IN BOOK 4065 PAGE 80 OF OFFICIAL RECORDS
- EASEMENT FOR HIGHWAY AND ROAD PURPOSES, GRANTED TO COUNTY OF SAN BERNARDINO, RECORDED DECEMBER 04, 2006, RECORDING NO. 2006-0835476 OF OFFICIAL RECORDS

## NEW EASEMENTS

- EASEMENT DEDICATED HEREON TO THE CITY OF FONTANA FOR EMERGENCY ACCESS PURPOSES
- EASEMENT RESERVED HEREON FOR PUBLIC UTILITY PURPOSES
- EASEMENT RESERVED HEREON FOR INGRESS, EGRESS PURPOSES

## LEGEND

- SET 1" IRON PIPE TAGGED 9309

LINE DATA TABLE		
LINE NO.	BRNG	LENGTH
(1)	N0° 33' 59"W	8.25'
(2)	S89° 23' 23"W	15.00'
(3)	S89° 23' 23"W	14.98'
(4)	N0° 35' 37"W	27.00'
(5)	S89° 24' 23"W	17.00'
(6)	N0° 35' 37"W	27.00'
(7)	N89° 24' 23"E	2.00'
(8)	S89° 24' 23"W	15.00'
(9)	S0° 35' 33"E	6.75'
(10)	S89° 24' 23"W	22.87'
(11)	N60° 35' 37"W	6.64'
(12)	S89° 24' 23"W	8.81'
(13)	S89° 24' 23"W	26.00'
(14)	S89° 24' 23"W	26.00'
(15)	S89° 24' 23"W	26.00'
(16)	S89° 24' 23"W	26.00'
(17)	S89° 44' 43"W	1.92'
(18)	S0° 35' 37"E	15.00'
(19)	S0° 35' 37"E	15.00'
(20)	S89° 24' 23"W	20.00'
(21)	S0° 35' 37"E	15.00'
(22)	S0° 35' 37"E	15.00'
(23)	S89° 24' 23"W	4.83'
(24)	S89° 24' 23"W	38.00'
(25)	S0° 35' 37"E	17.00'
(26)	S89° 24' 23"W	18.00'
(27)	S0° 35' 37"E	2.00'
(28)	S0° 35' 37"E	15.00'
(29)	S89° 24' 23"W	20.00'
(30)	S0° 35' 37"E	15.00'
(31)	S0° 35' 37"E	15.00'

CURVE DATA TABLE				
CURVE NO.	LENGTH	BRNG	RADIUS	TANGENT
(C1)	15.70'	89°58'53"	10.00'	10.00'
(C2)	3.14'	89°57'53"	2.00'	2.00'
(C3)	3.14'	90°00'57"	2.00'	2.00'
(C4)	3.14'	90°00'03"	2.00'	2.00'
(C5)	14.20'	81°22'22"	10.00'	8.60'
(C6)	75.91'	144°59'07"	30.00'	95.11'
(C7)	16.65'	63°36'43"	15.00'	9.30'
(C8)	3.14'	90°00'00"	2.00'	2.00'
(C9)	3.14'	90°00'15"	2.00'	2.00'
(C10)	15.71'	90°00'04"	10.00'	10.00'
(C11)	5.24'	30°00'00"	10.00'	2.68'
(C12)	5.24'	30°00'00"	10.00'	2.68'
(C13)	7.85'	90°00'00"	5.00'	5.00'
(C14)	7.85'	90°00'00"	5.00'	5.00'
(C15)	7.85'	90°00'00"	5.00'	5.00'
(C16)	7.85'	90°00'00"	5.00'	5.00'
(C17)	7.85'	90°00'00"	5.00'	5.00'
(C18)	7.85'	90°00'00"	5.00'	5.00'
(C19)	7.85'	90°00'00"	5.00'	5.00'
(C20)	7.85'	90°00'00"	5.00'	5.00'
(C21)	23.56'	89°59'57"	15.00'	15.00'
(C22)	23.65'	90°20'23"	15.00'	15.09'
(C23)	3.14'	90°00'00"	2.00'	2.00'
(C24)	3.14'	90°00'00"	2.00'	2.00'
(C25)	3.14'	90°00'00"	2.00'	2.00'
(C26)	3.14'	90°00'00"	2.00'	2.00'
(C27)	3.14'	90°00'00"	2.00'	2.00'
(C28)	3.14'	90°00'00"	2.00'	2.00'
(C29)	3.14'	90°00'00"	2.00'	2.00'

